

155.0

0004

0011.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

710,600 / 710,600

USE VALUE:

710,600 / 710,600

ASSESSED:

710,600 / 710,600


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
286		RENFREW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KURKER EDWARD C-ETAL	
Owner 2:	KURKER LAURICE J/TRUSTEES	
Owner 3:		

Street 1:	286 RENFREW ST
Street 2:	286 RENFREW ST REALTY TRUST

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	
Cntry:	
Own Occ:	
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2089 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
Topo	1
Street	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	7																	
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IN PROCESS APPRAISAL SUMMARY											
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description					
101	6000.000	285,900	4,700	420,000	710,600						
Total Card	0.138	285,900	4,700	420,000	710,600	Entered Lot Size					
Total Parcel	0.138	285,900	4,700	420,000	710,600	Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	340.13	/Parcel: 340.1	Land Unit Type:					

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Source:	Market Adj Cost		Total Value per SQ unit /Card:	340.13	/Parcel: 340.1	Land Unit Type:					

PREVIOUS ASSESSMENT											
Parcel ID										155.0-0004-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	285,900	4,700	6,000.	420,000	710,600	710,600	Year End Roll	12/18/2019	
2019	101	FV	225,900	4,700	6,000.	420,000	650,600	650,600	Year End Roll	1/3/2019	
2018	101	FV	232,800	4,700	6,000.	354,000	591,500	591,500	Year End Roll	12/20/2017	
2017	101	FV	232,800	4,700	6,000.	324,000	561,500	561,500	Year End Roll	1/3/2017	
2016	101	FV	232,800	4,700	6,000.	276,000	513,500	513,500	Year End	1/4/2016	
2015	101	FV	219,800	4,700	6,000.	240,000	464,500	464,500	Year End Roll	12/11/2014	
2014	101	FV	219,800	4,700	6,000.	222,000	446,500	446,500	Year End Roll	12/16/2013	
2013	101	FV	219,800	4,700	6,000.	211,200	435,700	435,700		12/13/2012	

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PREVIOUS ASSESSMENT											
Parcel ID											

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Average			1/2 BATH IN BMT SINK TOILET IN BSMT.									
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 2	Rating: Average												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C	- Average			<b>COND INFORMATION</b>				Lvl 2									
Year Blt: 1931	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	7	3						
Avg Ht/FL: STD				Phys Cond: AV	- Average	31.	%	Additions:									
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:									
Sec Int Wall:		%		Economic:				Baths:									
Partition: T	- Typical			Special:				Plumbing:									
Prim Floors: 3	- Hardwood			Override:				Electric:									
Sec Floors: 4	- Carpet	40	%	Total:	31	%		Heating:									
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				General:	1	7	3						
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar:				Size Adj.: 1.23398209				<b>COMPARABLE SALES</b>									
Electric: 3	- Typical			Const Adj.: 0.98598063				Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2	- Typical			Adj \$ / SQ: 152.085													
Int vs Ext: S				Other Features: 83233													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 414330													
% Com Wall		% Sprinkled:		Depreciation: 128442				Juris. Factor:			Before Depr:	152.09					
				Depreciated Total: 285888				Special Features: 0			Val/Su Net:	102.69					
								Final Total: 285900			Val/Su SzAd:	159.01					
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:			Year:										
<b>PARCEL ID</b> 155.0-0004-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		114X25	A	AV	1931		22.14	T	40	101			4,700	
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700									
<b>SKETCH</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,070	152.090	162,731	BMT	100	RRM	40	A								
BMT	Basement	728	57.490	41,851													
SFL	Second Floor	728	152.090	110,718													
UAT	Upper Attic	182	60.830	11,072													
EFP	Enclos Porch	76	62.160	4,724													
Net Sketched Area: 2,784				Total:	331,096												
Size Ad	1798	Gross Are	3330	FinArea	2089												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	